



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

8/9/2007

WALLING ENGINEERING  
1950 LAUREL MANOR DR. SUITE 120  
THE VILLAGES, FL 32162-

**Re: Project No. 2007070005, Application No. 974**

**Description:** RAFIKI FOUNDATION  
ITN'L HEADQUARTERS FOR ORPHANAGE ORG. : CARETAKERS RESID., OFFICES,  
TRAINING CTR., & WAREHOUSING

Dear WALLING ENGINEERING:

Your **Site Plan** application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

**Please respond to comments in the following manner:**

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
  - Revised sheets shall have revision dates in the title block.
  - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.**
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review  
Division of Planning and Community Design

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

(352) 343-9640 or (352) 343-9739  
Project No. 2007070005, Application Request No. 974

**PLANNING & COMMUNITY DESIGN - KAREN ROSICK (352) 343-9739 EXT 5567**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

**Remarks:** Karen Rosick- 2nd review- 07/25/07

1. A gopher tortoise survey will be required prior to site plan approval.
2. There does not appear to be any identification signage shown on the plans. If the applicant does not want any identification signage on the site, please have them note this on the plans. If identification signage is wanted, please have the applicant show the detail. If the sign area is not specified on the final plat it will require site plan amendment in the future.
3. Please clarify the uses of the "Exchange" building.

**Review Status:** COMPLETE

**PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041**

**Rejection Comments**

**Item:** SIGNED AND SEALED GEOTECHNICAL SOILS REPORT

**Remarks:** Provide for County review

**Item:** ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

**Remarks:** St. Johns River Water Management District Permit is required before the final approval.

**Item:** DRAINAGE CALCULATIONS; STORM EVENTS

**Remarks:** Provide for County review

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

**Remarks:** 2nd review - 08/08/07 40' R/W dedication from CR44A centerline is required - please contact Judy Law ASAP. rp

Site fronts on CR 44A (# 6068) with no recorded Right of way. Classified as a Revised Rural Major Collector requiring 50 feet from centerline (100' total). Dolan test requested (#07-33).

Also fronts on Hart Ranch Rd. (# 6585) with 60 feet total R/W. Classified as a local road requiring 33 feet from centerline (66' total). Dolan test requested (# 07-34).

Thanks,

Judith Law  
Right of Way Agent  
Lake County  
Department of Public Works  
437 Ardice Av.  
Eustis, FL 32726  
(352) 483-9065  
jlaw@lakecountyfl.gov

### **Informational Comments**

**Item:** DRIVEWAY PERMIT (STATE AND/OR COUNTY)

**Remarks:** Required before construction commencement

**Review Status:** REJECT

**FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788**

### **Rejection Comments**

**Item:** FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

**Remarks:** 1st review BDH Rejected 7-24-07

Fire hydrants shall be provided in accordance with Lake County Land Development Regulations Chapter 9.08.00. Hydrants shall be installed, tested, and approved by Lake County prior to combustible material accumulating on the job site.

Fire Hydrants must be installed, tested, painted, and accepted before building permits can be issued.

Provide hydraulic modeling for the water system.

Fire flow duration Shall be two (2) hours for Needed Fire Flows up to two thousand five hundred (2,500) gpm, and three (3) hours for Needed Fire Flows in excess of two thousand five hundred (2,500) gpm.

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

Fire hydrants installed on well systems and/or pumps must be pressurized at all times. Pumps must auto engage when hydrants are opened.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthestmost point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall

be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

Hydrants shall be installed on 8" lines. Additional hydrants may be required based on layout of require fire department access roads.

Additional fire protection equipment may be required based on final Site Plan arrangement.

**Item:** FIRE SPRINKLERS - EACH BUILDING

**Remarks:** 1st review BDH Rejected 7-25-07

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

1st review BDH 7-25-07

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

**Item:** STABILIZED DRIVABLE SURFACE 13'6 HIGH AND 20' WIDE TO WATER SOURCE AND BUILDING

**Remarks:** 1st review BDH 7-25-07

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

A fire department access road shall extend to within 50' of a single exterior door providing access to the interior of the building.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Dead end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

### **Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

**Rejection Comments**

**Item: WATER SUPPLY**

**Remarks:** 07/31/07 - Provide estimated flow drawn from these wells. Setbacks and permits required will be dependant on the estimated use. -MJB-

**Item: WASTEWATER DISPOSAL**

**Remarks:** 07/31/07 - Property is not within a JPA, provide estimated sewage flow calculations. Unable to determine whether wastewater systems will be permitted through the DOH or through DEP with the information currently provided. Provide total estimated sewage flow for this project. -MJB-

**Item: COMMERCIAL**

**Remarks:** 07/31/07 - Clarify what uses will be attached to each building (office only, kitchens, # of warehouse employees, # of loading bays, etc.). IM-permits may be required depending on proposed usages/services provided. -MJB-

**Item: LOT SIZE WILL ACCOMADATE PROJECTED SEPTIC FLOWS**

**Remarks:** 07/31/07 - See other notes; unable to determine without further information. -MJB-

**Item: WATER LINES**

**Remarks:** 07/31/07 - Show proposed potable water lines on the scaled site plan. -MJB-

**Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL**

**Remarks:** 07/31/07 - See previous notes. Label whether proposed water retention areas are engineer designed to be either normally-wet or normally-dry, this will affect septic system setbacks. -MJB-

**Item: SURROUNDING FEATURES (WELLS ETC.)**

**Remarks:** 07/31/07 - Show all existing and proposed wells and septic systems within 100-ft of your property lines. -MJB-

**Informational Comments**

**Item:**

**Remarks:**

**Review Status: REJECT**

**ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776**

**Rejection Comments**

**Item:** WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL

INFORMATION FOR THE FOLLOWING ITEMS:

**Remarks:** 08/08/2007 SC

EA dated April 3, 2007 conducted by Kurin Muliheew for Heather Chasez (Environmental Specialist) with EMS scientist, engineers, planners indicates the presence of gopher tortoise burrows and the possibility of scrub jay present on site. It was noted that a formal scrub jay survey was performed on the site and the results were sent to Ms. Candice Martino of the USFWS for review and approval. Please provide written approval from the USFWS of the scrub jay survey.

It was also noted that gopher tortoise burrows were detected during the initial EA, but no permit was provided for our records. Please provide a copy of your relocation permit issued by the FF&WCC prior to County Site Plan approval.

It was noted in the original EA that "No wetland habitat was observed on the subject property."

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** STREET NAME

**Remarks:** 8/7/07-1st review-Addr assigned 23315 CR 44A, Eustis, FL 32736. ljn

**Review Status:** COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:**

**Remarks:**



**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** HOLD

**Enclosures:** Judy Law, Memorandum-#07-33 and #07-34

# DEPARTMENT OF PUBLIC WORKS

#07-33

## MEMORANDUM

TO: Frederick J. Schneider, P.E., Engineering Director

**ROUTING:**

FROM: Judy Law, Right of Way Agent

PATTI: 07/00/07

JOHN: JM 07/00/07

ROSS:

DATE: July 12, 2007

PATTI:

SUBJECT: Rafiki Foundation – Project # 2007070005 - AR # 974

This property fronts on County Maintained Road, CR 44A (# 6068), please perform "Dolan Test" and advice. Thanks.

ROW: - No recorded right of way.

Road Classification: Revised Rural Major Collector

Standard: 50 feet from centerline or 100 feet total

Access Mng: Adequacy of access:

Current road surface: (clay/paved/asphalt)

Existing road width: 36' Standard width required: 24'

Existing road use:

Road on 5 year road program: (yes/no)

Background traffic (ADT): 5267

Site generated traffic (ADT): 393 Percent increase in traffic: 7.5%

Adopted Level of Service: D

Trip Percent of Level of Service Standard: 3.98

Turn lane(s) required (500 daily trips/50 peak hrs.):

Traffic safety concerns: Traffic accessing site. Sight Distance must be provided.

Turn lanes if there is an access problem.

Storm water drainage concerns:

Shales on 44A serve property runoff as well as road

Comments: (1) Setback fences 50 feet from centerline of road, per Lake County LDR's

(2) Does it meet:

(a) Essential Nexus Test: yes

(b) Rough Proportionality: Yes: No:

Date:

7/23/07

Sign:

Require 40 ft from Centerline

\*\*\* The applicant may appeal the right of way requirement to the County Manager or designee. Further appeal may be made to the (BOA) Board of Adjustments.

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# DEPARTMENT OF PUBLIC WORKS

#07-34

## MEMORANDUM

**TO:** Frederick J. Schneider, P.E., Engineering Director  
**FROM:** Judy Law, Right of Way Agent  
**DATE:** July 12, 2007  
**SUBJECT:** Rafiki Foundation – Project # 2007070005 - AR # 974

**ROUTING:**  
PATTI: 07/00/07  
JOHN: 07/00/07  
ROSS:  
PATTI:

This property fronts on County Maintained Road, Hart Ranch Rd (# 6585), please perform "Dolan Test" and advice. Thanks.

ROW: - 60 feet total R/W.

Road Classification: Local Road

Standard: 33 feet from centerline or 66 feet total

Access Mng: Adequacy of access:

Current road surface: (clay/paved/asphalt)

Existing road width: 22' Standard width required: 20'

Existing road use:

Road on 5 year road program: (yes/no)

Background traffic (ADT): UNKNOWN

Site generated traffic (ADT): 393 Percent increase in traffic: UNKNOWN

Adopted Level of Service: D

Trip Percent of Level of Service Standard: 3.9%

Turn lane(s) required (500 daily trips/50 peak hrs.):

Traffic safety concerns: N/A

Storm water drainage concerns:

Road side ditches must be maintained

Comments: (1) Setback fences 33 feet from centerline of road, per Lake County LDR's

(2) Does it meet:

(a) Essential Nexus Test: Yes

(b) Rough Proportionality: Yes: No

Date:

7/23/07

Sign:

No R/W reqd.  
JFL

\*\*\* The applicant may appeal the right of way requirement to the County Manager or designee. Further appeal may be made to the (BOA) Board of Adjustments.

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